

MINUTES

RILEY COUNTY BOARD OF ZONING APPEALS

**Tuesday, August 16, 2004
1:30 p.m.**

**Riley County Office Building
Second Floor Meeting Room**

Members Present: Derek Mosier – Chair
 Nyle Larson – Vice Chair
 Bob Buchanan

Staff Present: Bob Isaac – Planner; Sherie Taylor – Administrative Assistant; Derrick
 Slocum – Planning Intern;

Others Present: Jerrod Wanklyn – petitioner; Roberta Flaherty – property owner
 representative.

The minutes of the June 22, 2004 meeting were approved.

WANKLYN – CONDITIONAL USE – 30,000 GAL LPG TANK IN G-1

Chairman Mosier opened the public hearing at the request of Jerrod Wanklyn, petitioner, and Dale C. Merritt, owner, to receive a conditional use authorization to locate one (1) 30,000 gallon LPG (propane) tank in a “G-1” (General Agricultural) zoning district.

Bob Isaac presented a power point presentation and explained the request. He pointed out that the entrance to the site will be from Tuttle Creek Boulevard and that Mr. Wanklyn has received approval from KDOT to upgrade the entrance. The request has also been found to be in compliance by the State Fire Marshall’s office. Isaac then reviewed the conditions recommended by staff to be placed on the request if the Board approves the request.

Chairman Mosier asked the petitioner to speak regarding the request. Jerrod Wanklyn explained that from Seth Childs Road, the tank will be blocked from view by a group of trees along the creek. He plans to plant a group of trees to the north of the tank to block the tank’s view from Tuttle Creek Boulevard. State law requires that the site must be lighted and that a 6’ high, locked security fence must be in place.

Chairman Mosier asked if anyone wanted to speak for the request. Roberta Flaherty, representative for the owner of the property (Dale Merritt), said that Mr. Merritt is for the request.

No one wanted to speak against the request, therefore the public hearing was closed.

Chairman Mosier then asked the Board if they had any questions to ask of the petitioner. Nyle Larson asked Mr. Wanklyn if tree removal would be kept to a minimum.

Wanklyn said yes.

Nyle Larson then asked where the required fence would be placed and wanted Wanklyn to be aware that a rural water district line runs along this area. Larson was concerned that line might be covered by the tank and the rural water district would not have access to the water lines. Wanklyn said the fence will not be around the entire site, but only about 5' from the tank. He also said that the fence would not be over the water line.

Bob Buchanan moved to approve the request with the conditions recommended by staff. Nyle Larson seconded. The motion carried 3-0. Chairman Mosier stated that there is a 30-day period in which someone disagreeing with the Board's decision could protest the request.

2003 ANNUAL REPORT

The Board stated that they had reviewed the annual report and did not have any questions regarding it's content.

The meeting was adjourned at 1:45 p.m.